

Size Matters ...



Westport Information Meeting - March 15, 2007

The Issue ...



WHAT

- For some time, Westport residents have expressed concern about:
 - Size / proportion of some houses relative to the size of the lot
 - Change of scale / character
 - Drainage / erosion / loss of trees
- Issues are most apparent on smaller lots in older neighborhoods ...



WHAT

- At a public information meeting in October, a number of people spoke about this issue ...
- Some like the current situation
 - Buyers / Sellers / Realtors
 - Builders / Architects / Engineers / Surveyors
- Some feel new guidelines are needed
 - Neighbors / Passers By
 - People not buying or selling



The Options ...



WHAT WAS CONSIDERED?

■ The following options were considered:

- Do Nothing
- Education Programs
- Advisory Procedures
- Regulatory Procedures
- Regulatory Standards



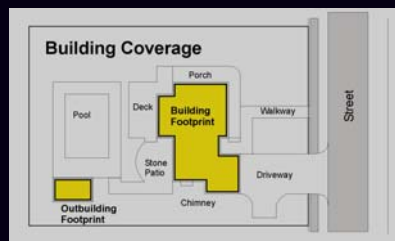
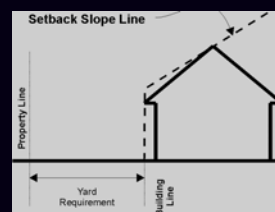
The Strategy ...



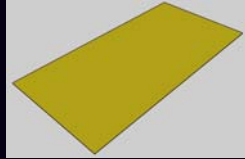
REGULATORY STANDARDS

■ Regulatory standards were selected as the preferred strategy since the rules:

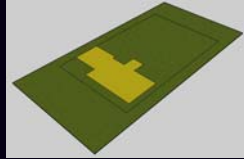
- are precise
- are impartial
- can be clearly stated and
- will apply to everyone



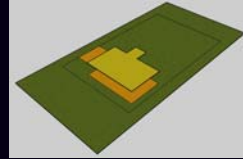
6 MAIN TOOLS ...



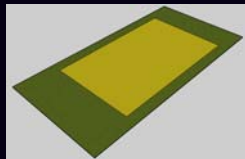
Lot Size



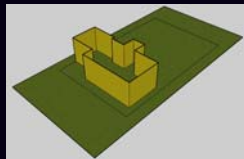
Coverage



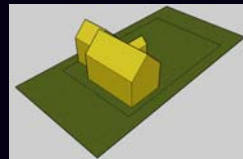
Floor Area



Setbacks



Height

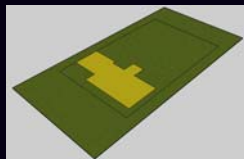


Volume

3 ARE NOT PROPOSED ...



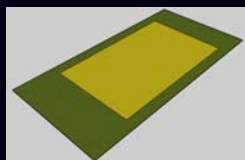
Lot Size



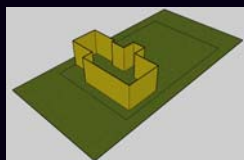
Coverage



Floor Area



Setbacks

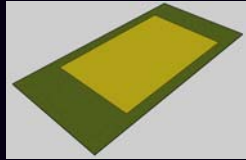


Height



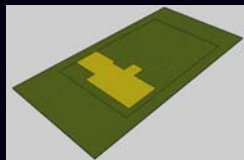
Volume

3 ARE PROPOSED ...



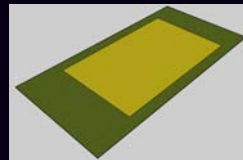
Height

- PZC considering reducing building heights
- PZC considering adopting total height limits



Coverage

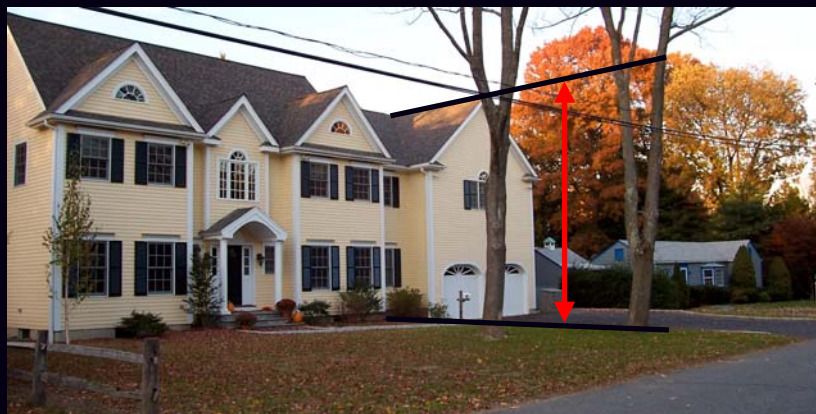
- PZC considering adopting building coverage in AAA and AA zones
- PZC considering regulating other types of coverage



Setbacks

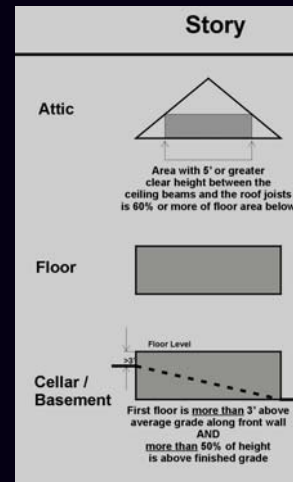
- PZC considering pushing upper parts of buildings further away from property lines

Building Height ...



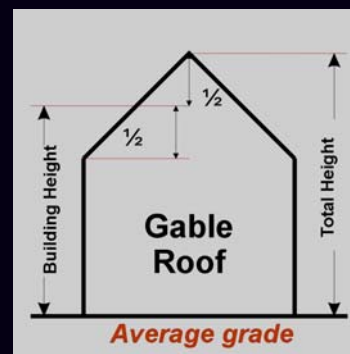
1. STORIES

- Counting stories created issues in terms of the configurations of “attics” and “basements”
- Most common reason why zoning permits not issued quickly
- People care most about height in feet - not what happens inside
- Eliminate stories?



2. TOTAL HEIGHT

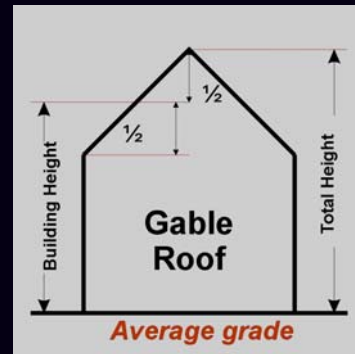
- Will continue to regulate to roof “mid-height” (between peak and eave)
- PZC considering regulating total height (to roof peak)



3. LOWER HEIGHT

- Reduce building height allowed

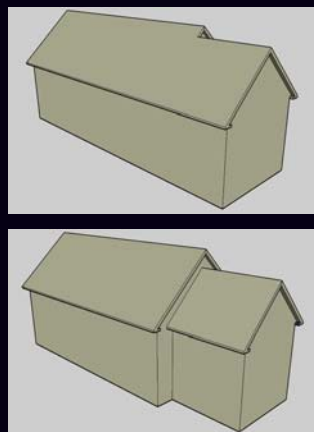
- 40 feet is too high!



4. SEPARATE WINGS

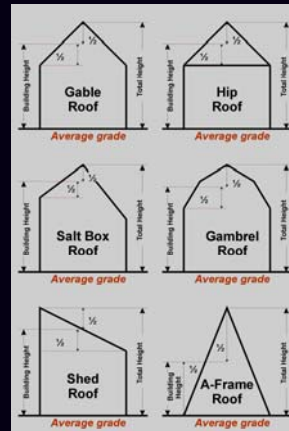
- PZC considering measuring building height for "parts" of a building rather than "whole"

- *Is the whole higher than the sum of the parts?*



5. DIFFERENT ROOFS

- PZC also considering clarifying building height for a variety of roof types



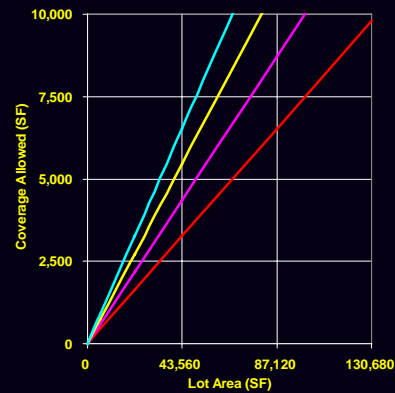
Building Coverage ...



1a. COVERAGE BY ZONE

Option 1

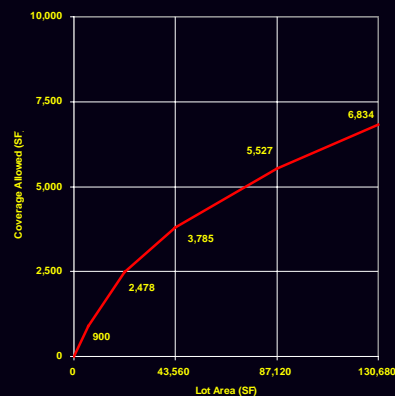
- New standards for AAA and AA zones
- Revised standard for A zone



1b. COVERAGE BY LOT SIZE

Option 2

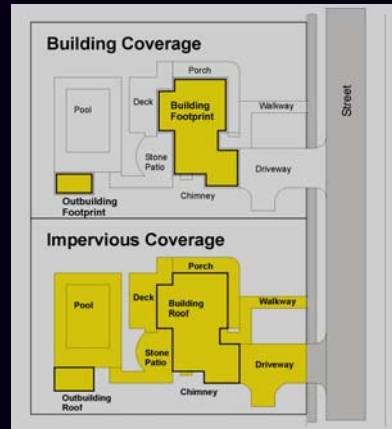
- One standard for all zones based on lot area



2. COVERAGE TYPES

- The PZC is also considering how different types of coverage might be classified:

- Building
- Deck / patio / walk
- Drive / court
- Total



3. NEW LIMITS

- The PZC is also considering establishing limits for different types of lot coverage

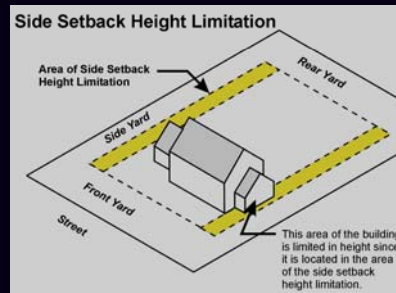
	AAA	AA	A	B
Maximum Coverage for:				
Buildings	7.5%	10%	12.5%	15%
Decks, Patios, Walks	10%	7.5%	7.5%	12.5%
Drives, Courts	10%	10%	7.5%	10%
Maximum Total Coverage for all categories	25%	25%	25%	35%

Setbacks ...



1. SETBACKS

- The Commission is considering requiring that:
 - parts of buildings closer to side property lines be limited in height
 - upper areas of buildings be set back further from side property lines



Summary ...



AAA District

(87,120 SF lots)

- Eliminate stories
- Reduce mid-height
- Limit total height
- Calculate for “wings”
- Limit height within 10 feet of side setback
- Limit building coverage
 - 7.5% or relate to lot size
- Limit other coverage
 - Deck / patio / walk @ 10%
 - Drives / courts @ 10%
 - Total coverage @ 25%

AA District

(43,560 SF lots)

- Eliminate stories
- Add building coverage
 - 10% or relate to lot size
- Reduce mid-height
- Limit total height
- Calculate for “wings”
- Other coverage
 - Deck / patio / walk @ 7.5%
 - Drives / courts @ 10%
 - Total coverage @ 25%
- Limit height within 10 feet of side setback

A District

(21,780 SF lots)

- Eliminate stories
- Reduce building coverage
 - To 12.5% or relate to lot size
- Reduce mid-height
- Limit total height
- Calculate for “wings”
- Other coverage
 - Deck / patio / walk @ 10%
 - Drives / courts @ 7.5%
 - Total coverage @ 25%
- Limit height within 10 feet of side setback

B District

(6,000 SF lots)

- Eliminate stories
- Reduce mid-height
- Limit total height
- Calculate for “wings”
- Limit height within 10 feet of side setback
- Keep building coverage
 - 15% or relate to lot size
- Other coverage
 - Deck / patio / walk @ 12.5%
 - Drives / courts @ 10%
 - Total coverage @ 35%

Tell us what you think ...



BE CONSTRUCTIVE ...

- Do you feel there is an issue ...
- Do you feel the strategies being considered have some merit ...
- What changes would you suggest ...

WHAT SHOULD WE DO?

- "Few people feel there should be a rule preventing them from doing what they want to do ...

WHAT SHOULD WE DO?

- “Few people feel there should be a rule preventing them from doing what they want to do ...
- ... On the other hand, most people feel that there should be a rule preventing their neighbors from doing what they want to do.”

Anonymous

How do you feel
about the strategies
being considered?

